BILL GARRETT, Davidson County
Trans:T20120084101 DEEDWARRSP
Recvd: 11/05/12 09:09 2 pgs
Fees:13.00 Taxes:788.10
20121105-0101414

THIS INSTRUMENT PREPARED BY:
John T. Cook, PC
2927 Berry Hill Drive
Nashville, TN 37204

Box 14
24359-8

ADDRESS NEW OWNER AS FOLLOWS:
K&D Werks, LLC
1423 Stratton Avenue
Nashville, TN 37206

SEND TAX BILLS TO:
New Owner

MAP-PARCEL NO.
Map 092-13-01
Parcel 333.00

SPECIAL WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, the undersigned, WILSON BANK AND TRUST, a Tennessee banking corporation, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey to K&D WERKS, LLC, a Tennessee limited liability company, hereinafter called the Grantee, its successors and assigns, certain land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 180 on the Plan of Hortense Place, of record in Book 161, Page 167, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to Wilson Bank & Trust, by Deed dated November 4, 2011 from Robert Evans Lee, Substitute Trustee, of record in Instrument No. 20111108-0087363, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee herein.

Being improved property known as 300 37th Avenue North, Davidson County, Nashville, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and Grantor covenants with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for those matters set forth in the legal description as set forth herein and incorporated herein by reference, to all of which this conveyance is expressly made subject; and Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through, or under the

said Grantor, but not further or otherwise.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed by its duly authorized representative this 30th day of October 2012.

WILSON BANK AND TRUST

By: Ralph Mallicoat

Ralph Mallicoat

Its: Sr. Vice President

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Ralph Mallicoat, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Senior Vice President of Wilson Bank and Trust, a Tennessee banking corporation, and who further acknowledged that he, as such Senior Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing as Senior Vice President for the said banking corporation as such Senior Vice President.

WITNESS my hand and official seal at Lebanon, Tennessee, this 30th day of October 2012.

Margaret B. Tomlenson

NOTARY PUBLIC
My Commission Expires: 7-13-2014

STATE OF TENNESSEE
COUNTY OF DAVIDSON

MARGARET B. TOMLINSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

The actual consideration or value, whichever is greater, for this transfer is $213,000.00

Ralph Mallicoat

Affiant

Subscribed and sworn to before me this 30th day of October, 2012.

MARGARET B. TOMLINSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Margaret B. Tomlenson

Notary Public
My commission expires: 7-13-2014